



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY, AUGUST 6, 2025

Regular Meeting	City Hall Council Chambers	8:00 AM
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To attend remotely call 970-400-7364 PIN 308 891 910 #

- I. Call to Order**
- II. Consider approving minutes from the previous meeting**
 - 1. Minutes from the June 4th meeting
- III. Public Comment**
- IV. General Agenda Items for Consideration**
 - 1. Consider renewing the existing sales contract with NAI Pfefferle/TJ Morice for City of Merrill property located at our County Hwy G Industrial Park.
 - 2. Update regarding ongoing development projects.
- V. Date and Time of Next Meeting - Wednesday, September 3rd at 8:00 am**
- VI. Closed Session**
 - 1. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
 - a) A development agreement for City-owned vacant land to facilitate new commercial development (TID No 9 at 401 Kyes Street)
 - b) Discuss options for the Hwy G Industrial Park TID No. 13
- VII. Reconvene in Open Session**
 - 1. The RDA may reconvene in open session regarding the closed session items.
- VIII. Adjournment**

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**CITY OF MERRILL
REDEVELOPMENT AUTHORITY
WEDNESDAY, JUNE 4, 2025 MINUTES
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 8:00 AM**

- I. **Call to Order** Mayor Hass called the meeting to order at 8:00 am.
Present: Mayor Hass, D4 Alderperson Fermanich, Tony Kusserow, Mark Bares, Gary Hartwig, Clyde Nelson, Pete Koblitz
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, City Clerk Lori Anderson-Malm, Finance Director Emily Ley, Building Inspector/Zoning Administrator Pagel, D7 Alderperson Weix, D3 Alderperson Meyer
- II. **Consider approving minutes from the previous meeting**
 1. **Minutes from the May 7th meeting.** - (D4 Alderperson Fermanich/Koblitz) motion/second place minutes on file. The motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
 1. **Consider renewing the existing sales contract with NAI Pfefferle/TJ Morice for the City of Merrill property located at 3510 E Main Street.** - (Hartwig/Koblitz) motion/second approve. The motion passed.
- V. **Date and Time of Next Meeting - Wednesday, July 2nd at 8:00 am**
- VI. **Closed Session**
 1. **The Redevelopment Authority may convene in closed session per Wis. Stats. Sec. 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:**
 - a. **Development agreement for City-owned vacant land to facilitate new commercial development (TID No. 9 at 703 S Center Avenue)**
 - b. **Development agreement for City-owned vacant land to facilitate new commercial development (TID No. 9 at 401 S Kyes Street)** - Mayor Hass read the closed session language. (Nelson/Kusserow) motion/second to enter into a closed session. The motion passed on a 7/0 roll call vote. The RDA went into closed at 8:07 am with the following in addition to the committee: Building Inspector/Zoning Administrator Pagel, City Attorney Hayden, D8 Alderperson Weix, D3 Alderperson Meyer, City Clerk Anderson-Malm, who recorded minutes without objection.

Additional information was provided at the meeting. The RDA discussed the

development agreement for city-owned vacant land in TID 9 at 401 S Kyes St and TID 9 at 703 S Center Ave.

VII. Reconvene in Open Session

- 1. The Redevelopment Authority may reconvene in open session regarding action on the closed session items.** - (Fermanich/Kusserow) motion/second to reconvene in open session. The motion passed. (Bares/Kusserow) motion/second to forward the JAS development agreement for 703 S Center Avenue to the Common Council with recommendation. The motion passed.

VIII. Adjournment (Bares/D4 Alderperson Fermanich) motion/second adjourn. The motion passed. The meeting was adjourned at 8:38 am.

Minutes submitted by City Clerk Anderson-Malm

Minutes are in draft form until approved at the next scheduled meeting.